

**MINUTES
PAGE COUNTY PLANNING COMMISSION
February 14, 2023**

Members Present

Catherine Grech, Secretary, District 1
Isaac Smelser, District 4

Chris Adams, District 2

Members Absent

Jared Burner, Chairman, District 3

William Turner, Vice Chairman, District 5

Staff Present

Tracy Clatterbuck

Josh Hahn

Call to Order

Ms. Grech called the February 14, 2023 Page County Planning Commission Regular Meeting to order in the Board of Supervisors (BOS) Room located at the Page County Government Center, 103 S Court Street, Luray, Virginia at 7:00 p.m. The call to order was followed by *The Pledge of Allegiance* and a *Moment of Silence*. Ms. Grech reminded all commissioners and speakers to please turn on and/or speak into the microphones. Ms. Clatterbuck conducted an attendance roll call. She noted that Mr. Turner and Chairman Burner were absent.

Adoption of Agenda

Mr. Smelser made a motion to adopt the agenda as presented. Mr. Adams seconded the motion. The motion passed unanimously (3-0).

Citizen Comments on Agenda Items

Ms. Grech asked Ms. Clatterbuck if there were any citizen comments, and Ms. Grech noted that no citizens were present.

Public Hearing

A. Zoning Ordinance Amendments – Riding Stables or Academies and the Industrial Zoning District

Ms. Clatterbuck noted that the redline draft was included in the packets. She pointed out differences with this new redline version, specifically legal comments (in blue) added by the county attorney, Michael Helm. Mr. Helm did not have any comments regarding riding stables or academies, but he did have several comments and questions regarding the language for the Industrial Zoning District amendments, including for the definitions. Any changes resulting from Planning Commission discussion will need to go back through legal review, so it unlikely that the Planning Commission will be able act on this tonight.

Ms. Grech opened the public hearing at 7:03. She asked Ms. Clatterbuck if we had any speakers, and nobody had signed up to speak. Ms. Grech closed the public hearing at 7:03.

Ms. Grech proposed that the Planning Commission not discuss this topic tonight. She indicated that Chairman Burner intends to discuss the issues raised with the county attorney and then report back to the Planning Commission. Mr. Smelser made a motion to table the zoning ordinance amendments. Mr. Adams seconded. Ms. Clatterbuck conducted a roll call, and the motion passed unanimously (3-0). Ms. Grech noted that this would be tabled until some point after Chairman Burner is able to discuss this matter with the county attorney and staff.

New Business

A. Adoption of Minutes – *October 11, 2022, November 9, 2022, November 22, 2022, December 20, 2022, January 10, 2023, & January 24, 2023*

Ms. Grech asked Mr. Smelser and Mr. Adams if they had any corrections to the minutes, and they had none. Ms. Grech mentioned certain minor typographical corrections necessary for the November 9, 2022, November 22, 2022, December 20, 2022, and January 10, 2023 minutes. Mr. Smelser made a motion to adopt the agenda with the aforementioned changes. Mr. Adams seconded the motion. The motion passed unanimously (3-0).

Unfinished Business

A. Campground Subcommittee Report

Ms. Grech noted that only the members of the subcommittee were present for this current meeting, so a subcommittee report is not really necessary. She noted that subcommittee members have a new redline version of the campground ordinance dated February 8, which the subcommittee will be reviewing on Thursday, February 16. She also noted that there were a few key issues still to discuss, including the definition of recreational facilities, road standards, and density standards. She does not believe there is much more for the subcommittee to do.

Open Citizen Comment Period

Ms. Grech asked if any citizens had signed up to speak, and nobody had. A gentleman who had just arrived asked if he might speak, and Ms. Grech affirmed, asking him to come up to the podium. He stated his name was Skip Halpern and that he lives north of Luray. He asked what the deadline would be for citizens to offer comments on the draft ordinance. Ms. Grech asked if he was referring to the campground ordinance revisions, and Mr. Halpern affirmed. Ms. Grech indicated that there was no formal deadline. She stated that she is happy to hear any comments he has, and she welcomed him to attend a subcommittee meeting. She also stated that he could put his comments in writing and send to Ms. Clatterbuck, who will forward them to the subcommittee members.

Chairman's Report

None

Clerk's Report

Ms. Clatterbuck reminded the members that there will be a subcommittee meeting on Thursday in this room. She also noted that there is a special meeting of the full Planning Commission to discuss the zoning ordinance on Wednesday, February 22. Lastly, she stated that the Annual Report for 2022 should be ready for the next Planning Commission work session.

Adjourn

Mr. Smelser made a motion to adjourn. The motion was seconded by Mr. Adams. The motion passed unanimously. The meeting was adjourned at 7:15 p.m.

Jared Burner, Chairman